

Parcel 1

That portion of Lot 2 of Victoria Arroyo Tract as shown by map on file in Book 8, page 49 of Maps, Records of Riverside County, California described as follows:

Commencing at Station 12 as shown on said map, said point being on the center line of Arroyo Drive and being also the most southerly corner of said Lot 2;

Thence $N05^{\circ}42'30''W$ (recorded $N05^{\circ}42'W$) 13.31 feet along the westerly line of said lot to the TRUE POINT OF BEGINNING;

Thence continuing $N05^{\circ}42'30''W$, 39.69 feet along said westerly line, to the beginning of a non-tangent curve, concave northerly and having a radius of 211 feet, the initial radial line at said point bearing $S12^{\circ}37'35''W$;

Thence leaving said westerly line and easterly along said curve through a central angle of $6^{\circ}37'35''$ an arc distance of 24.40 feet;

Thence $S84^{\circ}00'E$, 63.44 feet to a point in the northerly line of Arroyo Drive as shown on said map of Victoria Arroyo Tract; said point being the beginning of a non-tangent curve, concave southeasterly and having a radius of 92.50 feet, the initial radial line at said point bearing $N19^{\circ}46'34''W$;

Thence southwesterly along said curve and along said northerly line of Arroyo Drive through a central angle of $9^{\circ}47'26''$ an arc distance of 15.81 feet;

Thence continuing along said northerly line of Arroyo Drive, $S60^{\circ}26'W$, 36.69 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 47.50 feet;

Thence westerly along said curve through a central angle of $46^{\circ}05'50''$ an arc distance of 38.22 feet to the true point of beginning;

EXCEPTING therefrom that portion conveyed to the City of Riverside by Deed recorded March 13, 1953 in Book 1450, page 473 of Official Records of Riverside County, California.

For public street purposes.

Parcel 2

That portion of Lot 2 of Victoria Arroyo Tract as shown by map on file in Book 8, page 49 of Maps, Records of Riverside County, California described as follows:

Commencing at Station 24 as shown on said map, said point being on the center line of Arroyo Drive as shown on said map and being also the most easterly corner of said Lot 2;

Thence $N51^{\circ}53'W$ (recorded $N51^{\circ}49'W$) 14.31 feet along the northeasterly line of said lot to a point in the northerly line of Arroyo Drive, said point being the TRUE POINT OF BEGINNING;

Thence continuing $N51^{\circ}53'W$, 6.87 feet on said northeasterly line of said lot;

Thence leaving said northeasterly line, $S67^{\circ}14'W$, 30.70 feet to the beginning of a tangent curve concave northwesterly and having a radius of 281.50 feet;

Thence southwesterly along said curve through a central angle of $8^{\circ}46'$ an arc distance of 43.07 feet;

Thence $S76^{\circ}00'W$, 93.15 feet to the beginning of a tangent curve, concave northerly and having a radius of 331.00 feet;

Thence westerly along said curve through an angle of $9^{\circ}44'18''$ an arc distance of 56.26 feet to a point in the northerly line of Arroyo Drive;

Thence easterly along the northerly line of Arroyo Drive the following five courses:

$S78^{\circ}53'E$, 10.34 feet to the beginning of a tangent curve, concave northerly and having a radius of 67.50 feet;

Thence easterly along said curve through an angle of $25^{\circ}07'$ an arc distance of 29.59 feet;

Thence $N76^{\circ}00'E$, 111.13 feet to the beginning of a tangent curve, concave northwesterly and having a radius of 287.50 feet;

Thence northeasterly along said curve through a central angle of $8^{\circ}46'$ an arc distance of 43.99 feet;

Thence $N67^{\circ}14'E$, 34.04 feet to the true point of beginning.

For public street purposes.

GRANT DEED

WILLIAM D. BELL and ELIZABETH W. BELL, husband and wife

(XXXXXX - Grantors)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do _____
hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the real property in the
City of Riverside, County of Riverside, State of California, described as follows: --
See attached description.

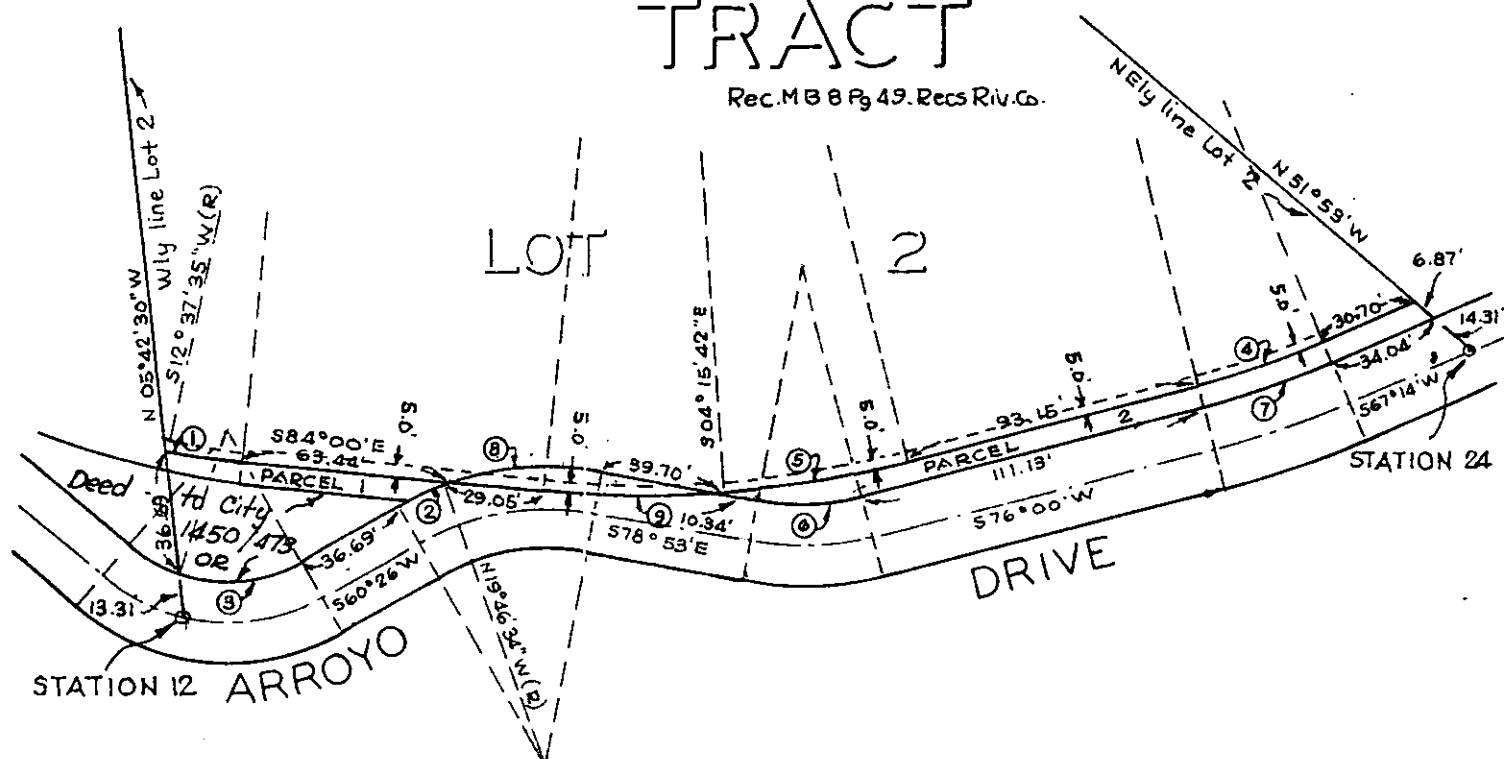
Nov. 1, 63
3526 210.
116318

Dated Oct. 8 19 63

(S) William D. Bell
(S) Elizabeth W. Bell

2

Rec.MB 8 Pg 49. Recs Riv.Co.



No.	RADIUS	ANGLE	LENGTH
1	211.00'	6°37'35"	24.40'
2	92.50'	9°47'26"	15.81'
3	47.50'	46°05'50"	38.22'
4	281.50'	8°46'	43.07'
5	331.00'	9°44'18"	56.26'
6	67.50'	25°07'	29.59'
7	287.50'	8°46'	43.99'
8	92.50'	30°53'34"	49.87'
9	331.00'	10°15'42"	59.28'

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

SCALE: 1"=60'

DRAWN 9 / 25 / 63 BY HLP

SUBJECT R/S 754

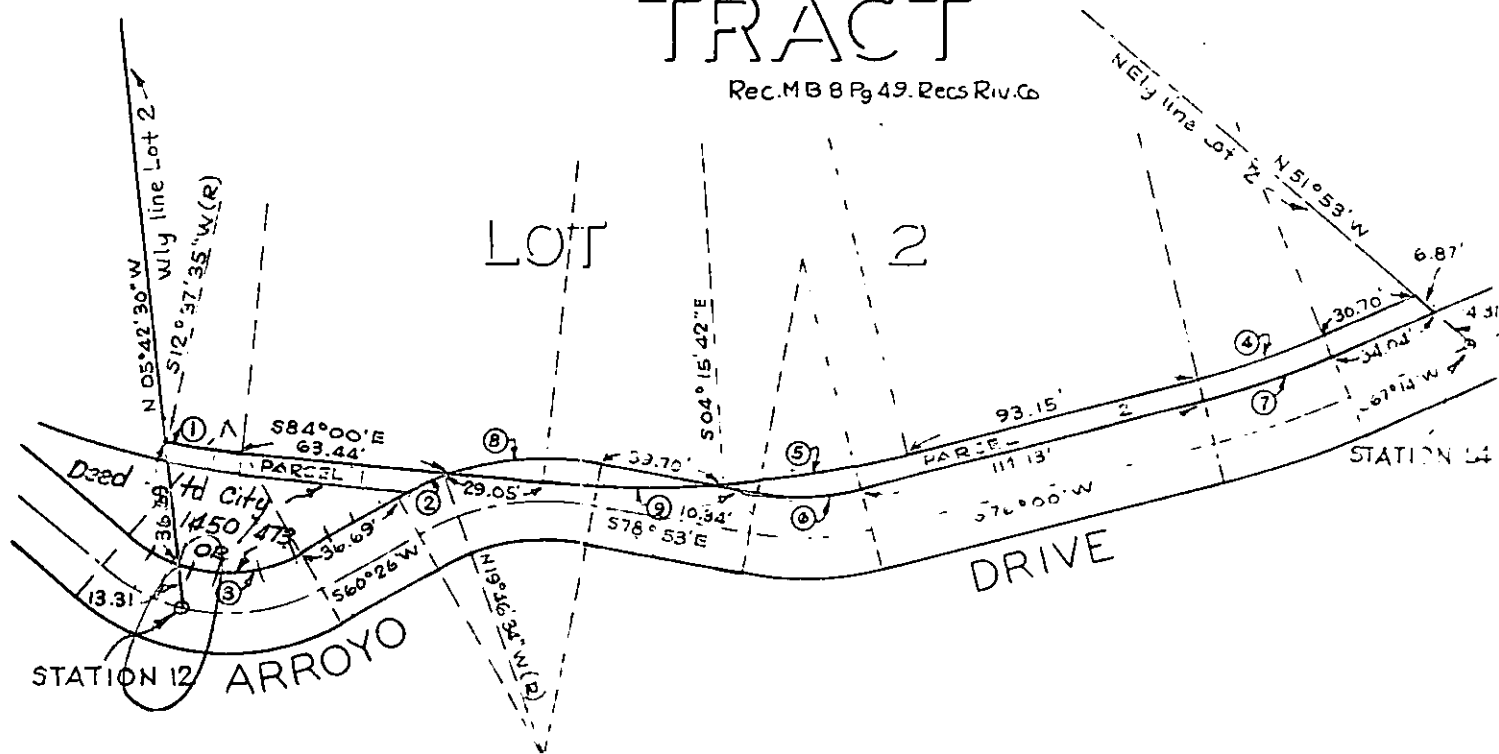
4/36

4772

VICTORIA ARROYO

TRACT

Rec. MB 8 Pg 49. Recs Riv. Co



CURVE DATA

No.	RADIUS	ANGLE	LENGTH
1	211.00'	6° 37' 35"	24.40'
2	92.50'	9° 47' 26"	15.81'
3	47.50'	46° 05' 50"	38.22'
4	281.50'	8° 46'	43.07'
5	331.00'	9° 44' 18"	56.26'
6	67.50'	25° 07'	29.59'
7	287.50'	8° 46'	43.99'
8	92.50'	30° 53' 34"	49.87'
9	331.00'	10° 15' 42"	59.28'

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

*This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.*

SCALE: 1" = 60'

DRAWN 9/25/63 BY HLP

SUBJECT R.S. 754

236

4773